



METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

# DESIGNATION REPORT



## CASTLE RESIDENCE

17700 Old Cutler Road

Miami, Florida

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD  
DESIGNATION REPORT — INDIVIDUAL SITE

Designation No.  
Date of Filing  
Date of Designation

Owner(s)

St. Thomas Lutheran Church

Mailing Address  
17700 Old Cutler Road  
Miami, Florida

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SURVEY FINDINGS:

☐ H.A.B.S. ☐ Natl. Reg. ☐ H.A.E.R. ☒ Other:  
☒ Dade County Historic Survey Findings:  
RATING: ☐ Architecture ☐ History ☐ Context

SITE LOCATION:

T 55, R 40, S 35  
Doughertys Sub  
S100Ft of N738FT of Lot 10  
Less E35FT For R/W

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Current Zoning (describe):

Residential

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Current Use (describe):

School

Current Condition:

- ☐ Excellent    ☒ Good    ☐ Fair    ☐ Deteriorated    ☐ Unexposed  
☐ Unaltered    ☐ Altered  
☐ Original Site    ☐ Moved \_\_\_\_\_

Physical Description of Site (see attached photos):

The Castle Residence is a one story masonry structure with a raised rectangular floor plan. The facade faces east on Old Cutler Road and is composed of three bays with a driveway portico extending on the south facade. A central entrance portico extends from the central bay. The central bay rises to form a stepped parapet with an ornamental four-leaf clover relief. The entrance portico has a gable roof covered in clay barrel tile. The main roof is flat with coping also of clay barrel tile in front, and a molded finish on the surrounding roof line. Clustered scuppers penetrate the side facades.

The structure appears to be in excellent condition although there have been some alterations. The original character of the building is in tact. In the rear of the structure a new screened breezeway currently connects the main house with the original masonry pump house of the same masonry and stucco construction. On the front facade the original arched openings, which were probably screened, have been enclosed and replaced with louvered aluminum windows. The original openings remain visible which is in keeping with the Secretary of the Interior Standards. All other windows in the structure have been replaced, however, the textured surfacing, decorative features, and floor plan are original.

The structure is currently used as a Montessori School which is operated by the Church.

(Use additional sheets if necessary)

SEE CONTINUATION SHEET ☐

## SIGNIFICANCE

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Archeology-Prehistoric  | <input type="checkbox"/> Engineering                       | <input type="checkbox"/> People              |
| <input type="checkbox"/> Archeology-Historic     | <input checked="" type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Philosophy          |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Historical Events                 | <input type="checkbox"/> Politics/Government |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Industry                          | <input type="checkbox"/> Religion            |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Invention                         | <input type="checkbox"/> Science             |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Landscape Architecture            | <input type="checkbox"/> Sculpture           |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Law                               | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Community Planning      | <input type="checkbox"/> Literature                        | <input type="checkbox"/> Theater             |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Military                          | <input type="checkbox"/> Transportation      |
| <input type="checkbox"/> Economics               | <input type="checkbox"/> Music                             | <input type="checkbox"/> Other (special)     |
| <input type="checkbox"/> Education               |  |  |

Significance—Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

The Castle Residence located at 17700 Old Cutler Road was constructed circa 1928. This structure was one of the first homes built in the J.W. Dougherty Subdivision. In addition, it is a fine example of Mission style architecture, which reached its height in popularity during the 1920s in South Florida.

James W. Dougherty, a world traveller, settled briefly in Punta Gorda, Florida and Matecumbe in the Florida Keys where he manufactured honey and had a tomato canning factory. He had always felt that the Biscayne Bay area was the most beautiful spot in the world. So, in 1880 Dougherty bought land in Cutler and by 1890 had moved there with his new wife, Lillian.<sup>1</sup>

During the late 1890s, after S.H. Richmond had surveyed this area, Dougherty platted a subdivision due south of the Town of Cutler. The new subdivision contained ten lots. Nine of the lots were located on the east side of Cutler Road with one triangular lot (number 10) on the west side of the road.<sup>2</sup>

<sup>1</sup>Jean Taylor, Villages of South Dade, (St. Petersburg, Florida: Byron Kennedy and Co., 1972), p. 10-11.

<sup>2</sup>Dade County Public Records, Plat Book 1, page 1, (Miami, Florida: Courthouse Tower).



## SIGNIFICANCE—CONTINUATION SHEET

The first recorded sale of any lot in this subdivision that can be traced was lot 10 (also referred to as lot 6). Records show that a Mr. M.G. Tracy owned this prior to 1928. M.G. Tracy was the son of Everett Tracy who owned the largest ice plant in the state. In September of 1928 Tracy sold this lot to Arthur Castle and his wife Olive. Arthur and his brother Charles had purchased land in the area in 1925. According to Jean Taylor, the Castle family sold this land and built a home on the west side of Old Cutler Road. Arthur Castle was the Secretary-Treasurer of the Dade Canning and Preserving Company; Olive was a Christian Science practitioner with an office in downtown Miami. In the Christian Science religion a practitioner is one who spiritually heals the sick. This residence, built in the mid 1920s, was the Castle family home until Olive's death in 1954<sup>1</sup>. At that time, it was sold to Lloyd and Helen Kratz. Mrs. Castle's estate records show that in 1954 the house was valued at \$8600 and the land at \$1400.<sup>3</sup> In 1974 St. Thomas Lutheran Church purchased the home. During the 1970s the house was used as a residence for the pastor and then a Sunday school for the church.<sup>4</sup> At present the structure houses a Montessorri School.

During the 1920s there was almost no other suburban development in this area and few residences were built in the Dougherty Subdivision. At this time South Dade was primarily a rural area of scattered farm houses. The Mission style, a typical suburban style of architecture prevalent in the boom time developments that surrounded Miami during the 1920s, is fairly unique to this area of Dade County.

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<sup>3</sup> Ibid., Abstract Book 29,; Taylor, Villages, p. 20,; Miami City Directory, 1927-1931,; Olive Castle, Probate Case #32960-B, Dade County Courthouse, 2nd Floor.

<sup>4</sup> Pastor Roth, Interview with Teresa Lenox, 4 October 1991, St. Thomas Lutheran Church, Miami Florida.

Bibliographic References:

Dade County, Probate. Case #32960-B. Miami, Florida: Dade County Courthouse, 2nd Floor.

Dade County, Public Records. Abstract Book 29. Miami, Florida: Courthouse Tower, 9th Floor.

Dade County, Public Records. Plat Book 1. Miami, Florida: Courthouse Tower, 9th Floor.

Polk, R.L. Miami City Directory, 1927-1931. Jacksonville, Florida: R.L. Polk & Co., Publishers, 1927-1931.

Roth, Pastor. St. Thomas Lutheran Church, Miami, Florida. Interview, 4 October 1991.

Taylor, Jean. Villages of South Dade. St. Petersburg, Florida: Byron Kennedy & Co., 1972.

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Title Verification (attach copy): Book 8698

Page No. 1966

Warranty  
Deed Type Deed

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Impacts—Impact of the designation on proposed public improvements, renewal projects or private development.

Designation would have the effect of bringing any plans for alterations to the property before the Preservation Board for review. Designation will not affect current zoning.

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Staff Recommendation:

Staff recommends the designation of the Castle Residence as an individual historic site.

Special Standards for Certificate of Appropriateness:

Any special standards will follow the general guidelines as recommended for historic structures as detailed in the "Rules and Regulations for Review of Historic Site Designation and Issuance of Certificates of Appropriateness."

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Draft Resolution Designating the Property:

WHEREAS, the Castle Residence is a fine example of Mission style architecture unique to this area, and

WHEREAS, the Castle Residence was built circa 1928, and

WHEREAS, the Castle Residence was the first home built in the J.W. Dougherty Subdivision, and

WHEREAS, the Castle Residence is located at:

17700 Old Cutler Road  
Miami, Florida

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on January 15, 1991 has designated the Castle Residence as an individual historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and the Castle Residence is subject to rights, privileges and requirements of that ordinance.

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Designation is approved as evidenced by the signature of the Historic Preservation Board Chairman.



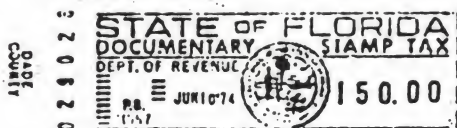
**This Warranty Deed**

Made the 5<sup>th</sup> day of June A. D. 19 74 by  
LLOYD KRATZ and HELEN B. KRATZ, his wife,  
hereinafter called the grantor, to  
ST. THOMAS LUTHERAN CHURCH  
a corporation existing under the laws of the State of Florida, with its permanent postoffice  
address at 17700 Old Cutler Road, Miami, Florida, 33157  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Dade County, Florida, viz:

The South 100 feet of the North 738 feet of Lot 10 of DOUGHERTY SUBDIVISION, the same lying and being in Section 35, Township 55 South, Range 40 East, as recorded in Plat Book 1, at Page 1, according to the Public Records of Dade County, Florida.



**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

**To Have and to Hold,** the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1973.

RECORDED IN GENERAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
BOOK 017118  
RICHARD P. BRINKER,  
CLERK CIRCUIT COURT

**In Witness Whereof,** the said grantor has hereunto set their hand and seals the day and year first above written.

Signed, sealed and delivered in our presence:

*Mellie Schluter*  
*Walter A. Hammond Jr.*

*Lloyd Kratz*  
*Helen B. Kratz*

STATE OF FLORIDA,  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Lloyd Kratz and Helen B. Kratz, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this  
June , A. D. 19 74

5<sup>th</sup> day of



*Mellie Schluter*  
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCT. 30, 1977  
BONDED THRU GENERAL INSURANCE UNDERWRITERS

This instrument prepared by:

Address THIS INSTRUMENT WAS PREPARED BY  
THOMAS S. HOODSON  
TURNER, HOODSON & WATKINS, ATTORNEYS  
830 N. KROME AVENUE  
HOMESTEAD, FLORIDA

10/30/91

\*\*\* PUBLIC VALUE INQUIRY \*\*\*

PTXM0186

FOLIO 30 5035 002 0050

PROP ADDR 17800 OLD CUTLER RD

MCD 3000

NAME AND LEGAL  
ST THOMAS LUTHERAN CHURCH  
17700 OLD CUTLER RD  
MIAMI FL

	VALUE HISTORY		
YEAR	1989	1990	05/01/91
LAND	54400	60800	60800
BLDG	55011	55011	49779
TOTAL	109411	115811	110579

331576326

35 55 40 .64 AC M/L  
DOUGHERTYS SUB PB 1-1  
S100FT OF N738FT OF LOT 10  
LESS E35FT FOR R/W  
74R-130856

HEX  
WVD  
TOTEX 109411 T 115811 T 110579 T  
NONEX  
CO NE  
STATE EXEMPT PARSONAGE  
SALE AMT 50000  
SALE DATE 06/74  
SALE O/R 0000000000  
SALE TYPE 1  
SALE I/V

PF1-MORE LEGAL PF2-PARCEL INFO PF3-FOLIO SEARCH PF5-TAX COLL PF8-MENU

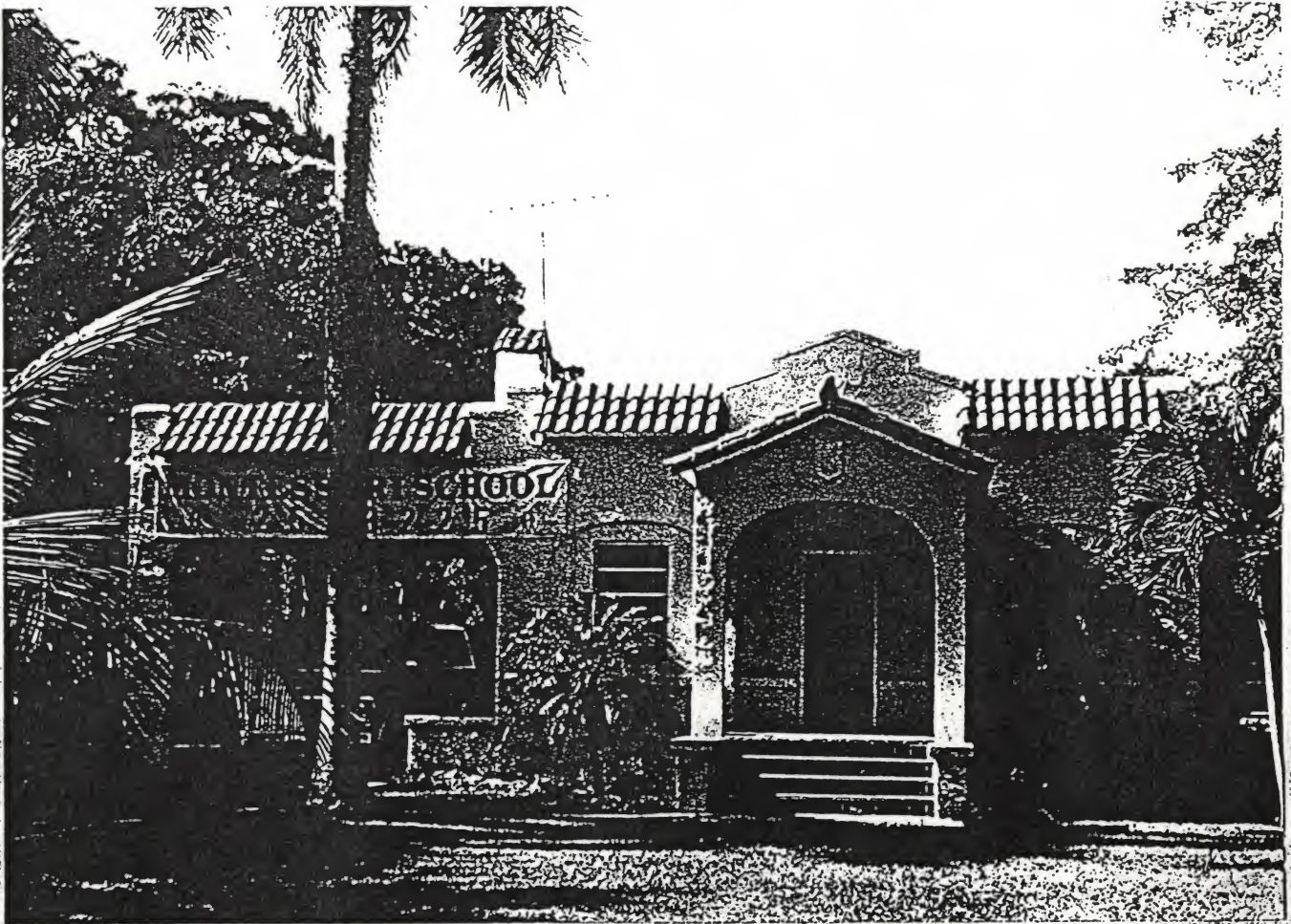


From 217th St. (N) to 360th St. (S)—Lucille Dr.  
From Biscayne Bay (E) to 197th Ave. (W)—Richards Rd.







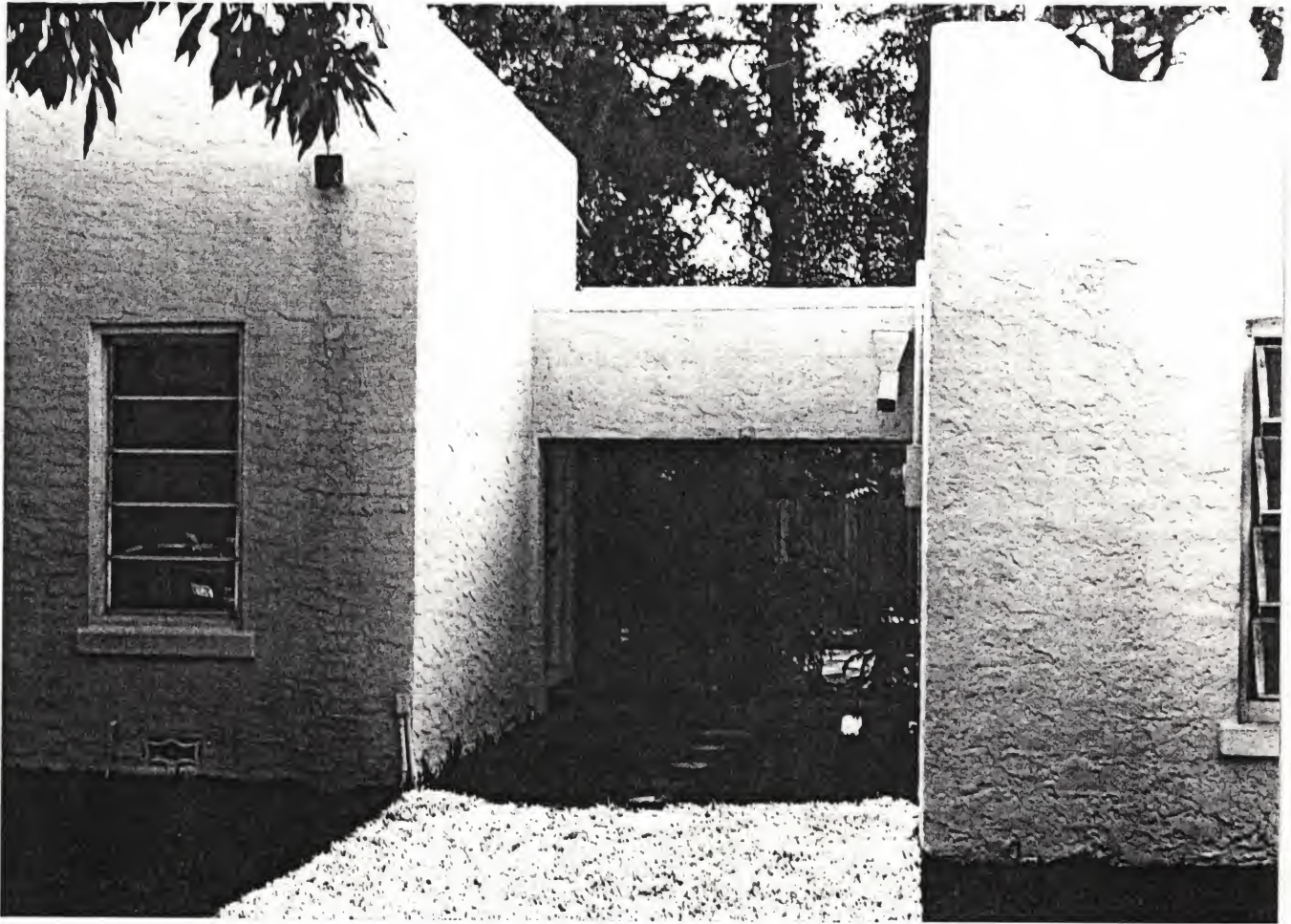


The Castle Residence  
East Facade



• The Castle Residence  
East Facade  
Portico





. The Castle Residence  
North facade  
Breezeway



• The Castle Residence  
North Facade





## BOARD OF COUNTY COMMISSIONERS

Stephen P. Clark  
*Mayor*

Mary Collins  
Charles Dusseau  
Joseph M. Gersten  
Larry Hawkins

Alex Penelas  
Harvey Ruvin  
Arthur E. Teele, Jr.  
Sherman S. Winn

Joaquin G. Aviñó, P.E., P.L.S.  
*County Manager*

Cynthia W. Curry  
*Assistant County Manager*

Thomas Logue  
*Assistant County Attorney*

## HISTORIC PRESERVATION BOARD

Dorothy Jenkins Fields  
*Chairman*

John Fullerton  
*Vice Chairman*

Judy Abrell  
Paulette Bilsky  
Gary Dusek  
Richard Groden

Guido Inguanzo  
David Koretzky  
Robert McKinney



OFFICE OF COMMUNITY DEVELOPMENT

Ernest Martin, *Director*

Dean Taylor, *Deputy Director*

Margot Ammidown, *Historic Preservation Division Director*

Robert S. Carr, *Archaeologist*

Teresa Lenox, *Research Historian*

Irelene King, *Administrative Secretary*

METRO-DADE PROVIDES EQUAL ACCESS AND EQUAL OPPORTUNITY IN  
EMPLOYMENT AND SERVICES AND DOES NOT DISCRIMINATE ON THE BASIS OF HANDICAP.  
OCD Does not discriminate in admission or access to, or treatment or employment in, its federally-assisted programs and activities.  
OCD's compliance with these regulations is coordinated by Sharon Lemo who can be reached at (305) 375-3429.